Honorable Ronald D. Kouchi  
President of the Senate  
Thirty-First State Legislature  
Regular Session of 2021  
State of Hawaii  

Sir:  

Your Committee on Water and Land, to which was referred H.B. No. 497, H.D. 1, entitled:  

"A BILL FOR AN ACT RELATING TO COUNTY ZONING ORDINANCES,"  

begs leave to report as follows:  

The purpose and intent of this measure is to prohibit the counties from requiring, as part of a county zoning ordinance or county rule, a developer with more than one residential unit to obtain the approval of any state agency unless that approval is expressly required by law.  

Your Committee received testimony in support of this measure from the Hawaii Operating Engineers Industry Stabilization Fund, HPM Building Supply, and four individuals. Your Committee received testimony in opposition of this measure from the Office of Hawaiian Affairs, Sierra Club of Hawai'i, and one individual. Your Committee received comments on this measure from the Office of Planning.  

Your Committee finds that it is in the public interest to address the economic downturn caused by the coronavirus disease 2019 pandemic. According to testimony received by your Committee, this measure will streamline the permitting and regulatory process between the counties and various state agencies and thereby reduce the cost of housing for the State's residents.
Your Committee has amended this measure by:

(1) Making it effective upon its approval; and

(2) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Water and Land that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 497, H.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 497, H.D. 1, S.D. 1, and be referred to your Committees on Judiciary and Ways and Means.

Respectfully submitted on behalf of the members of the Committee on Water and Land,

LORRAINE R. INOUYE, Chair
The Senate
Thirty-First Legislature
State of Hawai‘i

Record of Votes
Committee on Water and Land
WTL

<table>
<thead>
<tr>
<th>Bill / Resolution No.:*</th>
<th>Committee Referral:</th>
<th>Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>HB 497, HD 1</td>
<td>WTL, JDC/WAM</td>
<td>3/19/2021</td>
</tr>
</tbody>
</table>

- The Committee is reconsidering its previous decision on this measure.
  If so, then the previous decision was to: ________________________________

The Recommendation is:

- Pass, unamended 2312
- Pass, with amendments 2311
- Hold 2310
- Recommit 2313

<table>
<thead>
<tr>
<th>Members</th>
<th>Aye</th>
<th>Aye (WR)</th>
<th>Nay</th>
<th>Excused</th>
</tr>
</thead>
<tbody>
<tr>
<td>INOUYE, Lorraine R. (C)</td>
<td>✓</td>
<td></td>
<td></td>
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<tr>
<td>KEITH-AGARAN, Gilbert S.C. (VC)</td>
<td>✓</td>
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<td>MISALUCHA, Bennette E.</td>
<td>✓</td>
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<tr>
<td>RIVIERE, Gil</td>
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<td>FEVELLA, Kurt</td>
<td>✓</td>
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</tbody>
</table>

**TOTAL**

- 3 Pass
- 2 Reconsidered

Recommendation:

- Adopted ✓
- Not Adopted 

Chair's or Designee's Signature:

Distribution:

- Original
- Yellow
- Pink
- Goldenrod

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Clerk's Office
Drafting Agency
Committee File Copy

*Only one measure per Record of Votes*